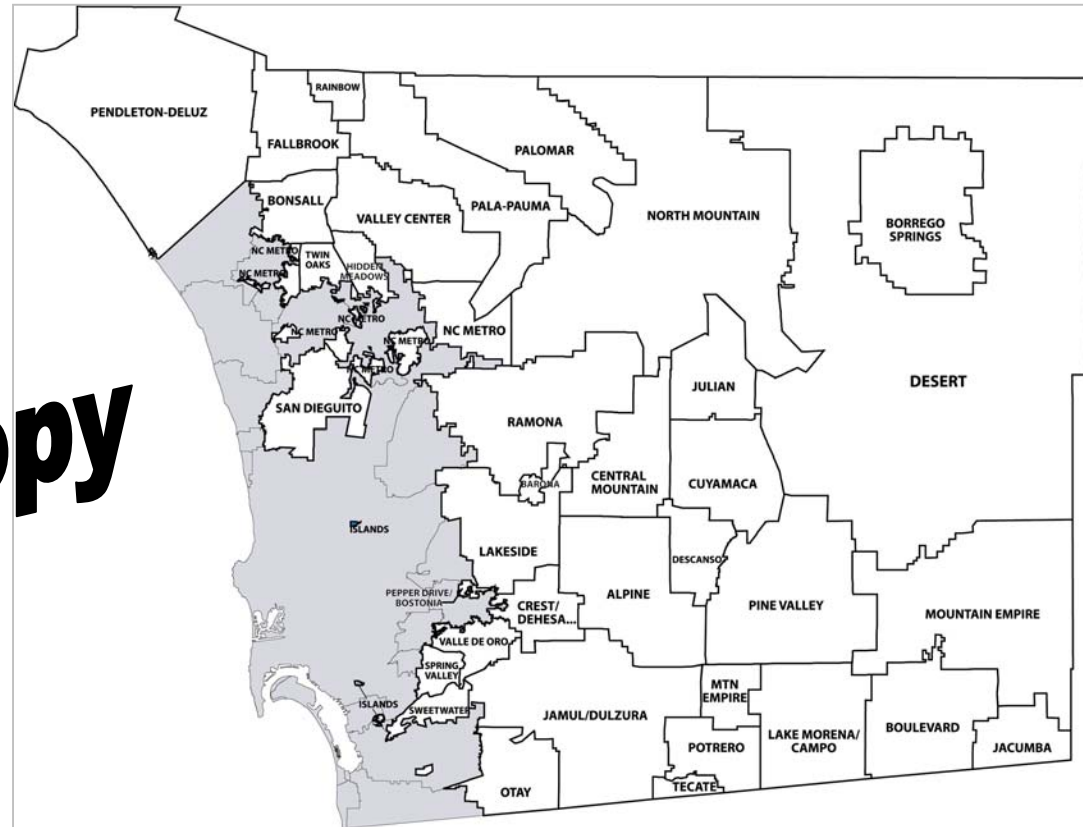


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GP2020

LAND USE FRAMEWORK

This document includes existing standards and the Steering Group Committee position on standards (endorsed by Board of Supervisors). The Interest Group position remains under discussion.

► LAND USE STANDARDS

FLOODWAYS¹

10-Year Floodplain

DEFINITION:

Includes all land necessary to convey a ten-year flood without structural improvements. See RPO for a more detailed description. Note: Most large floodways are in public ownership.

	EXISTING COUNTY STANDARD	STEERING COMMITTEE
Encroachment	No development of permanent structures for habitation or as a place of work. (RPO)	None, except for public infrastructure (bridges, pipelines, etc.)
Yield Reduction	None	100%

¹ Encroachment and allowable use in floodways and floodplains may also be affected by other federal, state or County regulations.

FLOODPLAINS²

100-Year Floodplain, excluding Floodways

DEFINITION³:

The relatively flat area of low lands adjoining the channel of a river, stream watercourse, bay or other body of water which is subject to inundation by the flood waters of the 100-year frequency flood as shown on floodplain maps approved by the Board of Supervisors.

	EXISTING COUNTY STANDARD	STEERING COMMITTEE
Encroachment (requires fill) ⁴	Development shall be set back from a floodway a distance equal to 15% of floodway width. (RPO)	Preserve as much as legally allowed without a taking.
Yield Reduction	None	100%

² Standards do not apply to the sheet flow areas of Borrego Springs.

³ From RPO, or Resource Protection Ordinance.

⁴ Encroachment and allowable use in floodways and floodplains may also be affected by other federal, state or County regulations.

STEEP SLOPES

	EXISTING COUNTY STANDARD	STEERING COMMITTEE
Encroachment	<p>80-90% preservation of slopes on each lot with slopes greater than 25% and a vertical rise of 50 feet (RPO). BMO allows more encroachment to preserve habitat corridors.</p>	<p>80-90% preservation of slopes greater than 25% with a vertical rise of 50 feet. Allow more encroachment to preserve habitat corridors.</p>
Yield Reduction	<ul style="list-style-type: none"> • 50% for slopes 25-50% • 75% for slopes greater than 50%. <p><u>Application</u>⁵: Semi-rural densities.</p>	<ul style="list-style-type: none"> • 50% for slopes 25-50% • 75% for slopes greater than 50%. <p><u>Application</u>: Semi-rural and Village densities. Not more restrictive than 1 du/ 20 acre.</p>

⁵ Exceptions occur, such as: (#1) Residential has a 50% reduction for slopes greater than 15% and 75% reduction for slopes greater than 25%.

WETLANDS

DEFINITION (RPO):

Wetland - All lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water.

Wetland Buffer - Lands which provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, or which are integrally important in supporting the full range of the wetland and adjacent upland biological community.

	EXISTING COUNTY STANDARD	STEERING COMMITTEE
Net Loss	No grading, filling, construction or placement of structures in wetlands. (RPO)	No net loss of wetland acreage, function or value.
Yield Reduction		100%